

**North Andover Conservation Commission Meeting Minutes**  
**November 18, 2015**

**Members Present:** Louis A. Napoli, Chairman, Albert P. Manzi, Jr., Vice Chairman,, John T. Mabon, Douglas W. Saal, Sean F. McDonough (arrived at 7:15 p.m.).

**Members Absent:** Deborah A. Feltovic, Joseph W. Lynch, Jr.

**Staff Members Present:** Jennifer A. Hughes, Conservation Administrator, Donna M. Wedge Conservation Secretary.

***Pledge of Allegiance***

***Meeting came to Order at: 7:00PM Quorum Present.***

**Approval of Minutes 10/21/15**

- A motion to accept the meeting minutes of 10/21/15 as drafted and reviewed is made by Mr. Manzi, seconded by Mr. Mabon.
- Vote unanimous.

***Small Project: 7:03PM***

**NACC#164, 203 Cotuit Street (Deschamp) (cont. from 11/4/15)**

- Administrator states the applicant did not get the required delineation and recommends the application be withdrawn until a delineation is submitted.
- A motion to withdraw the small project application is made by Mr. Manzi, seconded by Mr. Mabon.
- Vote unanimous.

***Abbreviated Notice of Resource Area Delineation***

**242-1662, 0 W High Street (RCG West Mill NA LLC) (Wetlands Preservation, Inc.) (cont. from 11/4/15)**

- The applicant David Steinbergh and Seth Zeren of RCG West Mill NA LLC and Curtis R. Young of Wetlands Preservation, Inc. are present.
- The Administrator states a new plan has been submitted and presents proposed wording for the plan to describe the existing swale.
- Mr. Young states any changes to the swale would be reviewed by the commission. He has issues with the wording provided by the Administrator because he believes it makes the swale a resource area. He states this would be binding on the applicant. Mr. Young reviews changes to the state regulations regarding existing stormwater management structures.
- The Administrator states there is a problem with Mr. Young's wording since the section of the regulations he cites does not cover the swale since it was created prior to 1996.
- Mr. Manzi and Mr. Young discuss a prior RDA done on the property. Mr. Young states the swale was built in a non-jurisdictional area.
- Mr. Manzi asks how the description provided by the Administrator hurts the applicant.

- Mr. Mabon states the wording is consistent with what was discussed at the last meeting.
- Mr. Napoli states there are other old swales in town that are not exempt from regulation.
- The Administrator notes that the swale will not be described on the ORAD form.
- A motion to close the public hearing and issue the ORAD in 21 days pending the receipt of the plan with the language discussed is made by Mr. Manzi, seconded by Mr. Mabon.
- Vote unanimous.

**242- , 0 Brentwood Circle (Eaton) (Norse Environmental Services, Inc.) (Request to cont. to 12/2/15)**

- The Conservation Commission opens the public hearing. Abutters Present: Courtney & Kyle Cataldo of 270 Brentwood Circle.
- The Administrator states the hearing is being continued because the applicant's representative could not be present. She explains the ANRAD process to the abutters.
- A motion to grant the request for a continuance to the December 2, 2015 meeting is made by Mr. Mabon, seconded by Mr. Manzi.
- Vote 4 to 1 (Mr. McDonough abstained)

***Document:***

- *E/Mail prepared by Norse Environmental Services, Inc. request for a continuance to the December 2, 2015 meeting dated November 13, 2015*

***Notice of Intent (NOI)***

**242- , 180 Mill Road (Goldman) (Sullivan Engineering Group, LLC)**

- The Applicant Richard Goldman of 180 Mill Road is present. He submits the mailing receipts.
- The Administrator presents the proposal for drainage and driveway improvements well as new granite steps and a paver walkway. The remainder of the driveway will only be repaved with no expansion. She states there is little room for stockpiling material.
- Mr. Napoli states material could be stockpiled behind the driveway.
- Mr. Mabon asks if the retaining wall will remain in place.
- Mr. Goldman states it will and there will be no stockpiling. Arco will be doing the work.
- Mr. Manzi states the remainder of the driveway should not be ground, only topped. A condition should be added that this portion of the driveway is resurfacing only.
- Mr. Napoli discusses the driveway grading.
- Mr. Goldman states the project is to relieve flooding in the garage.
- Mr. Saal states overlay unknown grading indication of approximate this needs to be redone.
- The Administrator states there is no DEP File Number for this filing so it will need to continue.
- A motion to grant the request for a continuance to the December 2, 2015 meeting is made by Mr. Mabon, seconded by Mr. Manzi.
- Vote unanimous.

***Documents:***

- *Application Checklist-Notice of Intent*
- *WPA Form 3-Notice of Intent*
- *General Information*

- *Signature and Submittal Requirements*
- *Copy of State and Town Check*
- *NOI Wetland Fee Transmittal Form*
- *Certified Abutters List prepared by the North Andover Assessors dated October 26, 2015*
- *Notification to Abutters Form prepared by Sullivan Engineering Group, LLC dated October 26, 2015*
- *Locus Map*
- *Plot Plan of Lane prepared by Sullivan Engineering Group, LLC dated October 27, 2015*
- *MIMAP prepared by the Conservation Department dated November 18, 2015*

**242- , 265 Summer Street (Corliss) (Williams & Sparages)**

- The applicant Jeffrey & Carrie Corliss of 265 Summer Street and Gregory Hochmuth of Williams & Sparages are present.
- The Administrator states there is a prior filing for this lot and there is a COC. She states she reviewed the wetland line and is all set with it. A waiver is required for this work.
- Mr. Hochmuth presents the proposal for re-grading the driveway and adding a new section of pavement to facilitate backing out of the garage. Another area of pavement will be removed. Landscaping improvements are also proposed. A stone sitting wall will also be added. The applicant is working with a landscape architect and the design is not final. Mr. Hochmuth notes that the erosion control would need to be extended in the front of the lot to accommodate a stockpile. A dewatering detail will also be submitted as a precaution. He states a portion of the wetland line off-property is from a prior plan. He states not much of the line has changed since the prior filing.
- Mr. Mabon states the stockpile should be shown and confirms that the project results in a 95 s.f. decrease in impervious area.
- Mr. Napoli states the pitch of the driveway should be more than 6" to keep the water out of the garage. He suggests up to 1'. He asks about construction access.
- Mr. Hochmuth states it will be over the driveway and front lawn. Contractor will need to be careful of septic.
- Mr. McDonough asks about an alternatives analysis.
- Mr. Hochmuth states the only alternative to adding the turning radius would be not to do it.
- Mr. Saal asks if the driveway will be full depth reconstruction.
- Mr. Hochmuth states the 1/3 adjacent to the garage will be reconstruction the remainder will be overlay.
- Mr. Saal states the areas should be distinguished on the plan and a stockpile location will be needed for the material that is not hauled away.
- Mr. Saal states the applicant should speak with DPW regarding the cobblestone and bollards proposed within the street right-of-way.
- Mr. Saal states redone the overlay restore unknown grading the approximately away from the resource.
- A motion to grant the request for a continuance to the December 2, 2015 meeting for revised plans and a file number is made by Mr. Manzi, seconded by Mr. Mabon.
- Vote unanimous.

***Documents:***

- *Application Checklist-Notice of Intent*

- *General Information*
- *Signatures and Submittal Requirements*
- *Copy of State and Town Check*
- *Property Description*
- *Locus Map*
- *North Andover Conservation Commission Waiver Request dated November 5, 2015*
- *Mass DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form Prepared by Williams & Sparages, Inc. dated October 2, 2015*
- *Affidavit of Service prepared by Williams & Sparages, Inc. dated November 6, 2015*
- *Certified Abutters List prepared by the North Andover Assessors dated October 16, 2015*
- *Notification to Abutters prepared by Williams & Sparages, Inc. dated October 16, 2015*
- *NOI Wetland Fee Transmittal Form prepared by Williams & Sparages, Inc. dated October 16, 2015*
- *Plan to Accompany Notice of Intent prepared by Williams & Sparages, Inc. dated November 5, 2015*

***General Business: 7:40 PM***

**242-1431, Request Partial Bond Release, 1 Pond Street (Peterson)**

- Administrator states majority of the work is complete and site is mostly stabilized.
- A motion to release the amount of \$1,500 is made by Mr. Manzi, seconded by Mr. Mabon.
- Vote unanimous.

***Document:***

- *Letter prepared by Eric S. Peterson of One Pond Street request a partial bond release dated November 10, 2015*

**242-1574, COC Request, 71 Wintergreen Drive (Sharp) (Sullivan Engineering Group, LLC)**

- Administrator states the as-built plan was not required for this filing provided that all work was constructed as soon on the record plan. The site is fully stabilized. The shed was moved. The plantings were just planted this year and need to be monitored.
- The applicant was unable to attend tonight due to a prior commitment and requests a continuance.
- A motion to grant the request for a continuance to the December 2, 2015 is made by Mr. Manzi, seconded by Mr. Mabon.
- Vote unanimous.

***Documents:***

- *Letter prepared by Sullivan Engineering Group, Inc. request for certificate of Compliance dated October 27, 2015*
- *WPA Form 8A-Request for Certificate of Compliance*
- *Photos prepared by the North Andover Conservation Department dated November 18, 2015*

**242-1480, COC Request, 14 Lorraine Avenue (Kindred) (The Morin-Cameron Group, Inc.)**

- Administrator states the applicant request a continuance to the December 2, 2015 meeting.

- A motion to grant the request for a continuance to the December 2, 2015 meeting is made by Mr. McDonough, seconded by Mr. Mabon.
- Vote unanimous.

***Document:***

- *E/Mail prepared by The Morin-Cameron Group, Inc. request for a continuance to December 2, 2015 meeting dated November 18, 2015*

**242-1620, COC Request, 179 Osgood Street (North Andover Historical Society) (TTI Environmental, Inc.) (cont. from 11/4/15)**

- Administrator states no new information provided.
- A motion to continue the matter to the December 2, 2015 meeting is made by Mr. McDonough, seconded Mr. Mabon.
- Vote unanimous.

**Appointment to Osgood Landing Smart Growth Overlay District Review Committee**

- A motion to appoint Mr. Mabon on the committee to represent the North Andover Conservation Commission is made by Mr. Manzi, seconded by Mr. McDonough.
- Vote unanimous.

***Decisions***

**242-1661, 95 Lyons Way**

- Administrator reviews the draft Order of Conditions.
- The Commission accepts Order of Conditions as drafted.
- A motion to accept the Order of Conditions as drafted is made by Mr. Manzi, seconded by Mr. McDonough.
- Vote unanimous.

**242-1666, 240 Charles Street**

- Administrator reviews the draft Order of Conditions.
- The Commission accepts Order of Conditions as drafted.
- A motion to accept the Order of Conditions as drafted is made by Mr. Mabon.
- Vote unanimous.

***A motion to adjourn the meeting at: 8:00 PM is made by Mr. Manzi, seconded by Mr. McDonough.***

***Vote unanimous.***

